

Applicant	Pat Patel/Macabi Cigars	
Request	Parking Reduction/Change of Use	
Location	1221 E. Las Olas Blvd.	
Legal Description	A portion of Lot 13, Block 26 of "Colee Hammock", PB 1, P. 17 of the public records of Broward County, Florida.	
Property Size	14.2' X 50' (building footprint)	
Zoning	B-1	
Existing Land Use	Retail	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	47-20.3	
Action Required	Approve, approve with conditions or deny	
	Required	Proposed
Parking	11	0 (100% reduction)
Project Planner	Name and Title	
	Initials	
	Donald Morris, AICP, Acting Zoning Administrator	
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By	Marc LaFerrier, AICP, Director of Planning and Zoning	
Approved By		

Request:

This item was deferred from the September 14, 2004 Planning and Zoning Board meeting due to a sign notification error. The applicant is requesting a parking reduction of eleven (11) spaces (a 100% reduction) pursuant to ULDR Sec. 47-20.3.A.5.c and e based on the criteria that there is available public parking within seven hundred feet (700'), and two or more different users sharing the same parking spaces at the same time because one derives a portion of its customers as walk-in traffic from the other use.

At the August 27, 2003 Planning and Zoning Board meeting, the Board denied (0-6) an identical parking reduction request for this commercial space. The minutes of this meeting are attached as **Exhibit 1**.

Property/Project Description:

The current use of the property is retail, which requires three (3) parking spaces (1 space per 250 SF). The storefront is located within a multi-tenant building with no parking available on site. As a result, the current parking situation is legally non-conforming.

The applicant proposes a change of use from retail to cocktail lounge. The proposed cocktail lounge use requires eleven (11) parking spaces (1 space per 65 SF). The applicant has provided a parking study and narrative justifying the proposed parking reduction (**Exhibit 2**). This study is the same study that was submitted for the previous application that was reviewed by the Board on August 27, 2003. Also attached is the March 10, 2003 letter from the City of Fort Lauderdale's Parking Manager indicating that the submittal meets the criteria of Section 47-20.3.A.5.c and e (**Exhibit 3**). The applicants have also submitted a narrative outlining how the proposal meets the Adequacy Requirements of Section 47-25.2 (**Exhibit 4**).

Staff Determination:

The City's traffic consultant Walter H. Keller, Inc. has re-reviewed the traffic study prepared by Alltech Engineering Services, Inc. and has recommended approval of the reduction (**Exhibit 5**). The Engineering Department agrees with this recommendation.

Planning and Zoning

Board Review Options:

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.
 1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.
 2. The applicant must apply for a building permit within 18 months and the permit must be issued within 24 months.